



# FOR LEASE

## 31,579 SF INDUSTRIAL SPACE

95 WOOSTER COURT | BRISTOL, CT 06010



### PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 31,579 square feet at 95 Wooster Court, Bristol CT for lease. This industrial space offers heavy power with buss bars, abundant parking, multiple drive and docks, as well as 4,221 square feet of office space. Economic tax incentives are available. The building has a new roof and is also available for sale.

### PROPERTY HIGHLIGHTS

- One mile from the highway (Route 72)
- 44+ parking spaces
- Subdividable to 10,835 square feet
- Heavy power with buss bars
- Six cranes

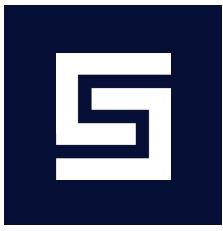
### OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Available SF:	10,835 - 31,579 SF
Lot Size:	2.25 Acres
Building Size:	55,522 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,431	25,288	50,170
Total Population	8,127	59,390	121,309
Average HH Income	\$68,650	\$70,424	\$77,849

**NICHOLAS PINTO**  
860.384.4001  
pinto@sentrycommercial.com





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### \$4.50 NNN

#### BUILDING SPECIFICATIONS

Available Space	10,835 - 31,579 SF
Office Space	4,221 SF
Warehouse	27,358 SF + 380 SF mezzanine
Ceiling Height	16 ft
Docks	2 with levelers
Drives	5
Roof	Tar & gravel, 2016
Column Spacing	20' x 48'
Year Built	1970
Year Last Renovated	1983



#### MECHANICAL/UTILITIES

Heat	Forced hot air/gas
Air Conditioning	Office
Lighting	Fluorescent
Sprinklers	Wet system
Water/Sewer Company	City
Electric Company	Eversource



#### LAND

Lot Size	2.25 Acres
Rail	Possible; Pan Am Southern Rail
Zoning	Industrial



#### TAXES

Tax PSF	\$0.74 SF
Year Assessed	2017
Mill Rate	36.88

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160 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://SENTRYCOMMERCIAL.COM)

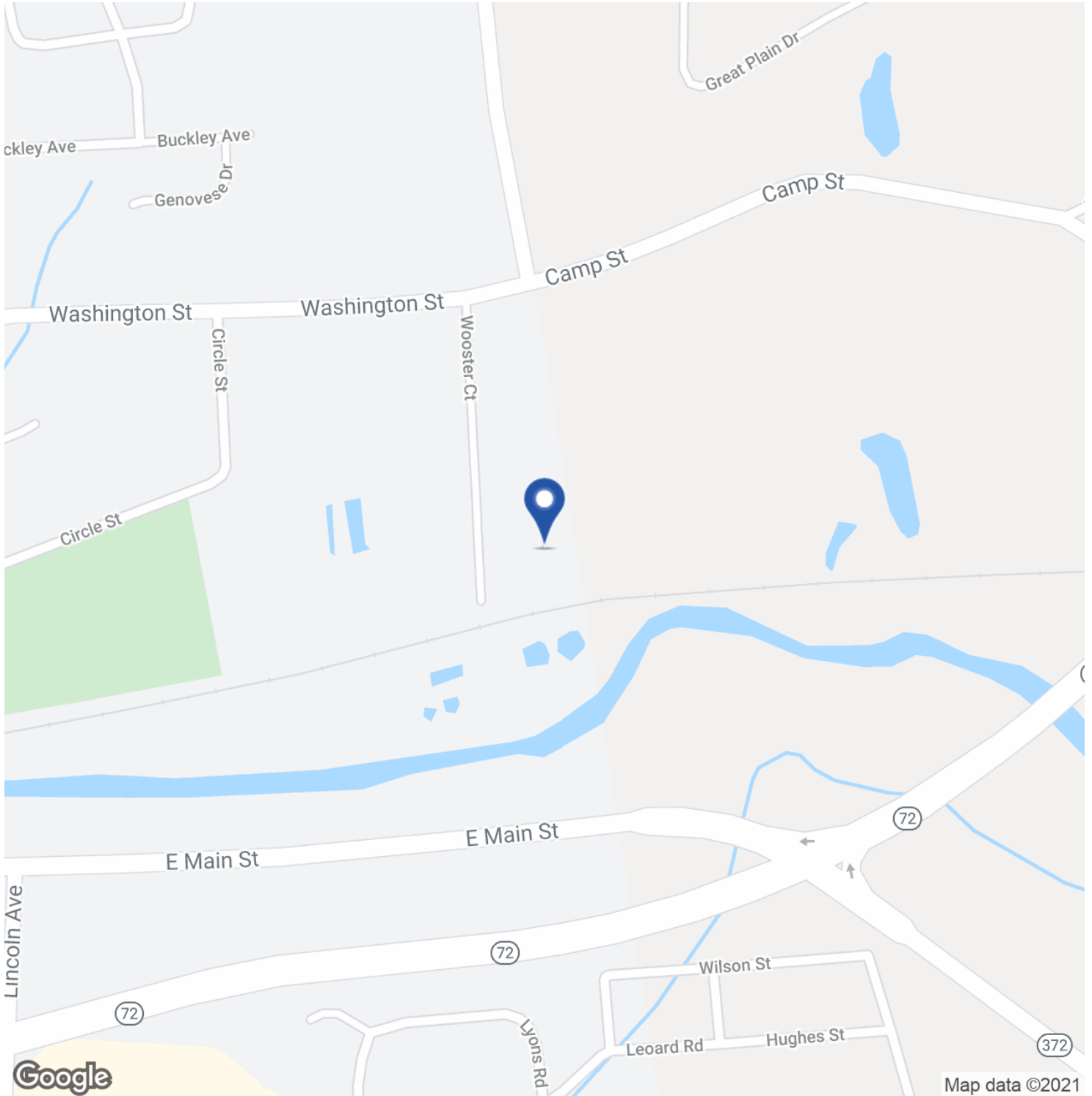
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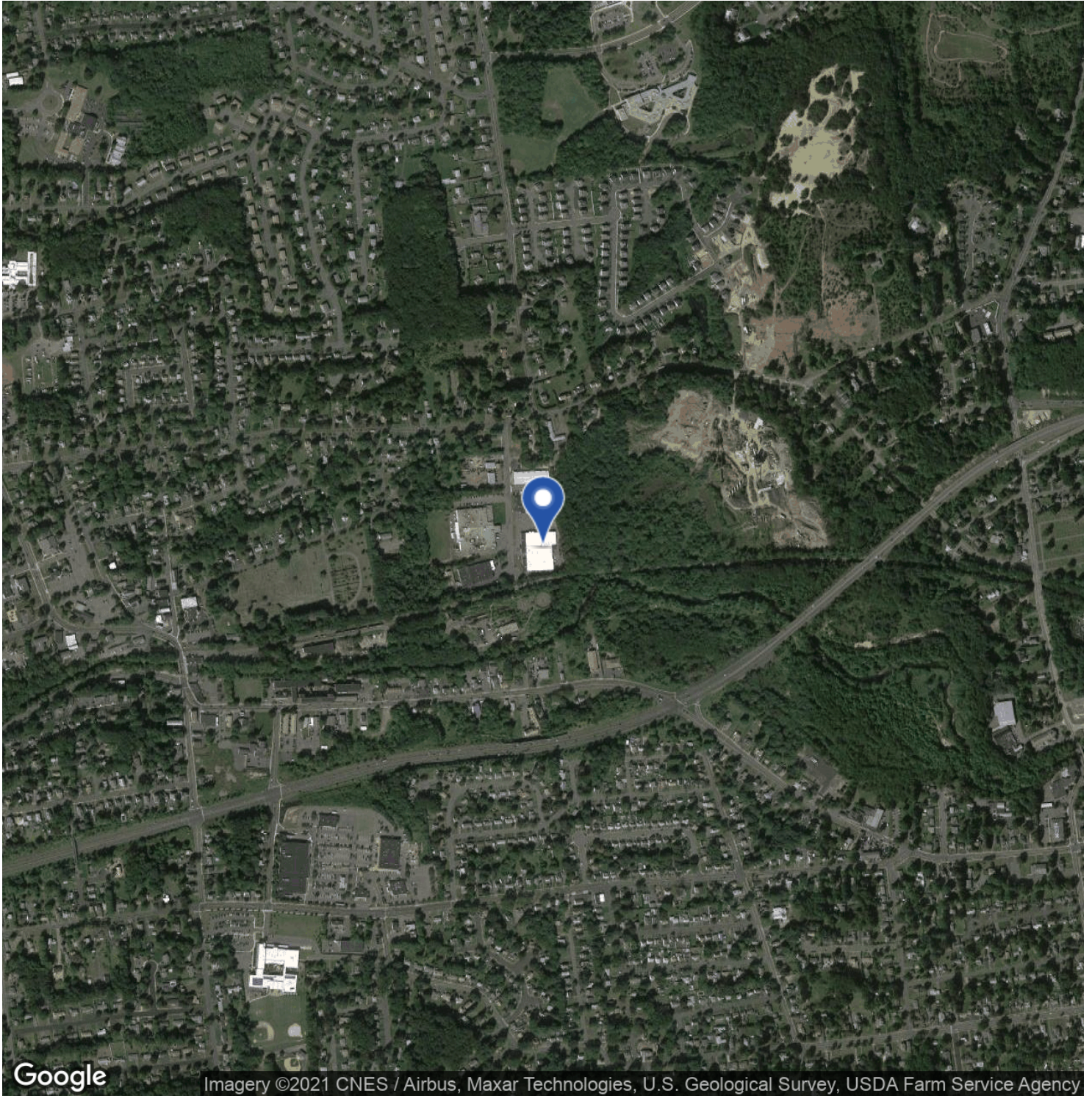
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Google

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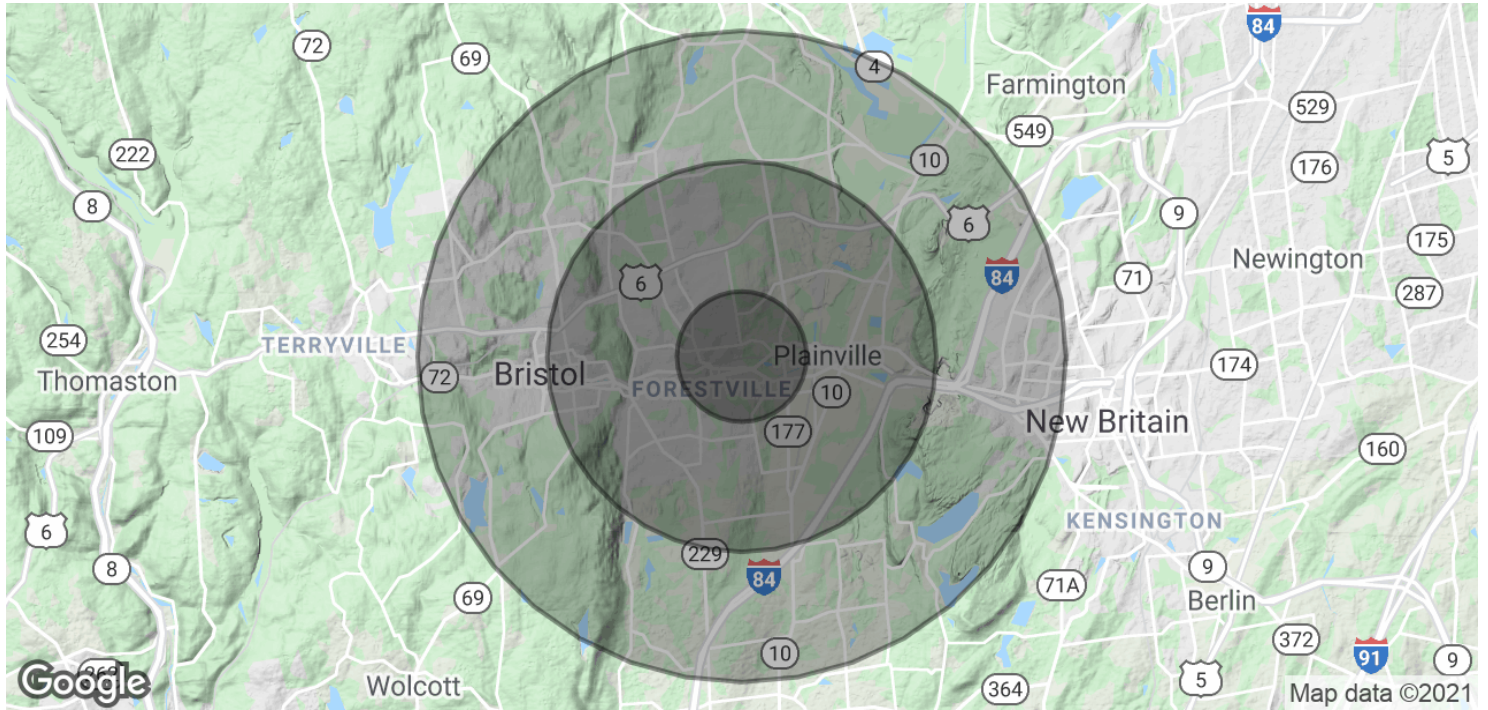
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,127	59,390	121,309
Average age	42.0	41.3	41.1
Average age (Male)	40.6	39.6	39.1
Average age (Female)	43.4	42.9	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,431	25,288	50,170
# of persons per HH	2.4	2.3	2.4
Average HH income	\$68,650	\$70,424	\$77,849
Average house value	\$217,287	\$221,963	\$268,092

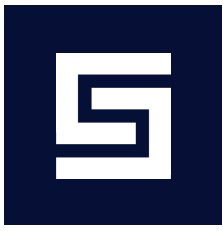
\* Demographic data derived from 2010 US Census

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### NICHOLAS PINTO

Industrial Specialist

pinto@sentrycommercial.com

**Direct:** 860.384.4001

#### Sentry Commercial

160 Trumbull Street  
Hartford, CT 06103  
860.528.0884

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860.384.4001  
pinto@sentrycommercial.com



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